

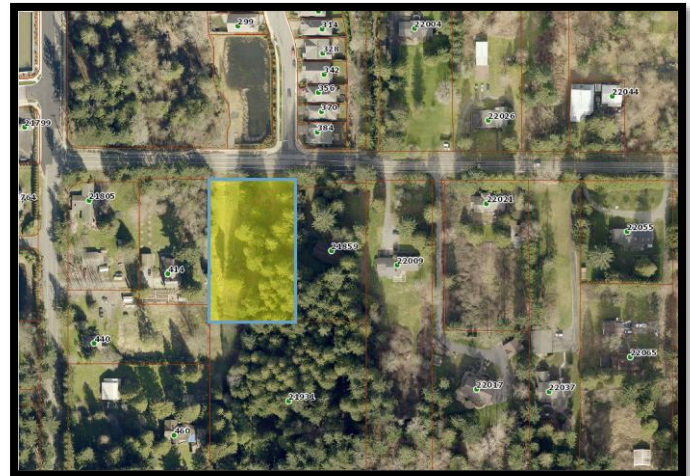
**NOTICE OF DECISION
LEAVITT PRELIMINARY SHORT SUBDIVISION
STATE ENVIRONMENTAL POLICY ACT (SEPA)
THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)
PSHP2017-00985**

**Date of Notice: July 9, 2018
Appeal Period Ends July 30, 2018 at 5 PM**

NOTICE IS HEREBY GIVEN that on July 9, 2018, the City of Sammamish Department of Community Development issued a decision for the Leavitt Preliminary Short Subdivision, PSHP2017-00985. Public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given **Preliminary Short Subdivision Approval**.

The proposal is to subdivide approximately 1.28-acre parcel located within the R-6 zoning district into five (5) single family residential lots. The site contains a wetland, stream and associated buffers. No environmental impacts are proposed. Approximately 6,000 cubic yards of cut and fill will be needed to accommodate future single family residences.

The preliminary short subdivision decision and supporting documentation/exhibits, including a full plan set, can be accessed at:
<https://spaces.hightail.com/space/nGM3owMAtp>



File Number: PSHP2017-00985

Date of Application: December 14, 2017

Date of Completeness Determination: December 19, 2017

Date of Notice of Application: January 16, 2018

Applicant: Brian and Diane Leavitt, 414 218th Avenue SE, Sammamish, WA 98057

Project Location: The proposed development is located on a vacant parcel on SE 4th Avenue SE in the City of Sammamish, Washington within Section 33, Township 25 North, Range 6 East, W.M

State Environmental Policy Act (SEPA) Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). A Threshold Determination of Non-Significance (DNS) was issued under the optional DNS process specified in WAC 197-11-355.

Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: July 30, 2018 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.

